

Report of the Chief Executive

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| APPLICATION NUMBER: | 25/00906/FUL |
| LOCATION: | 18 Cedarland Crescent, Nuthall, NG16 1AH |
| PROPOSAL: | Construct single storey rear extension |

The application is brought to the Committee at the request of Councillor J Couch.

1. Purpose of the Report

1.1 The application seeks planning permission for the construction of a single storey rear extension.

2. Recommendation

The Committee is asked to RESOLVE that planning permission be approved for the reasons outlined in the appendix.

3. Detail

3.1 The application seeks permission for a single storey rear extension.

4. Financial Implications

4.1 The comments from the Head of Finance Services were as follows:

There are no additional financial implications for the Council with the costs/income being within the normal course of business and contained within existing budgets. Any separate financial issues associated with S106s (or similar legal documents) are covered elsewhere in the report.

5. Legal Implications

5.1 The comments from the Head of Legal Services were as follows: The Legal implications are set out in the report where relevant, a Legal advisor will also be present at the meeting should legal considerations arise.

6. Data Protection Compliance Implications

6.1 Due consideration has been given to keeping the planning process as transparent as possible, whilst ensuring that data protection legislation is complied with.

7. Background Papers:

7.1 No background papers.

Appendix

1. Details of the application

1.1 The application seeks permission for a single storey rear extension.

2. Site and surroundings

2.1 The application site is within the residential area of Nuthall, Nottinghamshire. It contains an extended, detached, two-storey brick-built dwelling topped with a tiled roof to the original part of the dwelling. There is an existing two storey side extension with a flat roof, a single storey side extension with a lean-to roof and a single storey rear extension with a flat roof. Cedarland Crescent contains a variety of two-storey houses of a similar style and design to the dwelling on the application site, many of which have been extended. No. 16 Cedarland Crescent is adjacent to the west with no. 20 adjacent to the east, these are both extended, detached two-storey dwellings. Behind the site are nos. 78 and 80 Cedarland Crescent.

3. Relevant Planning History

3.1 13/00412/FUL – Construct single storey side extension – Conditional Permission Granted

4. Relevant Policies and Guidance4.1 **Broxtowe Aligned Core Strategy 2014:**

The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy 10 - Design and Enhancing Local Identity.

4.2 **Part 2 Local Plan 2019**

The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 17 - Place-making, design and amenity.

4.3 **National Planning Policy Framework (NPPF) 2024**

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making.
- Section 12 - Achieving well-designed and beautiful places

4.4 **Nuthall Neighbourhood Plan**

The Council adopted the Nuthall Neighbourhood Plan on 20 December 2018.

- Policy 5 – Design and the Historic Environment

5. Consultations

5.1 Consultees

Comments received following initial consultation:

- Cllr P J Owen - Nuthall East & Strelley Ward – no comments received
- Cllr J Couch – comments raising the following objections
 - Extension on another extension
 - Represents overdevelopment,
 - Too big and will take up the whole garden
 - There are only 3 people living in number 18
 - Neighbours are fearful it will become an HMO

Cllr Couch initially suggested bringing this application to committee, however following correspondence with the Planning Officer was happy to proceed without calling in.

Nuthall Parish Council – comments raising the following objections:

Following the Parish Council meeting on 19th February the Councillors wish to object to the planning application due to over-development of the site.

Comments received following re-consultation due to the receipt of corrected plans:

- Cllr P J Owen - Nuthall East & Strelley Ward – asked to be advised if there were any objections
- Cllr J Couch – Nuthall East & Strelley Ward - comments:
 - I should refer this to Nuthall Parish Council for planning consultation. Personally I have no objection to the revised changes under the current guidelines.
 - Having been to visit the site and a neighbour Cllr Couch decided that the application should be called in to committee for the following reasons:
 - unaware of the misleading plan sent out for scrutiny
 - neighbour concerns that the plans are not a true reflection of the impact on the surrounding area (no. 78 Cedarland Crescent, to the rear of the site, has a half-built extension)
 - plan makes extension at no.18 look smaller than the one at no.16 but it isn't.
 - the property has already been extended sideways preventing maintenance at the side of no.16
 - two houses with massive extensions back-to-back will ruin the neighbour's outlook, light and privacy so I am against it going ahead

5.2 Five neighbours were initially consulted on the application. There was one comment in support of the proposal and two objections received from the same address. A summary of the initial comments:

- The proposal is an extension onto existing extensions and too large
- The property has already has 3 extensions
- Overdevelopment when coupled with the extensions at no.78 Cedarland Crescent behind
- Taking up nearly the whole garden, should be family homes with garden space for children
- Impact of natural landscape environmentally and will be detrimental to aesthetic nature of garden and wildlife in the area
- Further overlooking from excessive development, impacting upon natural light in garden
- Sense of enclosure
- Plans are not accurate, no.18 already extends beyond no.16

Five neighbours were re-consulted on the application due to the receipt of corrected plans. There was one comment received objecting to the proposal which is summarised:

- Corrected the location of no.16 in relation to no.18
- Not showing the extension at no. 78
- An extension on another extension far too large
- The property already has 3 extensions
- Over development when coupled with the extensions at no.78 Cedarland Crescent behind
- Impact of natural landscape environmentally and will be detrimental to aesthetic nature of garden and wildlife in the area
- Further overlooking from excessive development, impacting upon natural light in garden
- Sense of enclosure
- Noise pollution as the doors face towards neighbouring property
- The proposed plans are poor quality and does not bode well for the quality of any extension

6. Assessment

6.1 Principle

6.1.1 The principle of a single storey rear extension is deemed acceptable in regard to the existing character of the dwelling and of the surrounding area.

6.2 Design

6.2.1 Policy 10 of the Aligned Core Strategy states that development will be assessed in terms of massing, scale and proportion, materials and the impact on the amenity of nearby residents or occupiers. Policy 17 of the Part 2 Local Plan 2019 states that extensions should be of a size, siting and design that

makes a positive contribution to the character and appearance of the area and does not dominate the existing building or appear over-prominent in the street scene.

Policy 5 of the Nuthall Neighbourhood Plan (2018) states that design of all new development should enhance and positively contribute to the character of the area in which it is located (Horsendale) - as shown on Policy Map 10 of Nuthall Neighbourhood Plan.

- 6.2.2 Following review of the comments received during consultation regarding the accuracy of the block plan, corrected plans were received. The proposed single storey rear extension will be constructed following the removal of an existing single storey flat roof extension. The existing single storey extension projects 1.8m from the rear elevation of the original house, the proposed extension will project towards the rear by a further 6.2m and have a width of 5.6m. There will be a pitched lean to roof with a ridge height on the boundary with no.20 of 3.4m and a eaves height of 2.5m which will replicate the height of the existing single storey extension. There will be a sliding patio door in the west elevation along with a window.
- 6.2.3 Information provided on the submitted application form indicates that the extension will be constructed using white UPVC windows/ doors, brick and roof tiles to match those used on the existing dwelling.
- 6.2.6 Whilst acknowledging that the extension is sizeable it will be of a size and scale that is in keeping with the character of the host dwelling. Its position to the rear ensures it will not be prominent from the public realm or harmful to the street scene. The design is considered to be acceptable.

6.3 Amenity

- 6.3.1 Policy 10 (F) states that the impact of a development on neighbour amenity will be a consideration. Policy 17 (4d) states that any development should not cause an unacceptable loss of amenity for the occupiers of neighbouring properties.
- 6.3.2 No.20 Cedarland Crescent to the east should be minimally affected by the proposals due to their garage situated on the boundary with no.18 which will hide the majority of the view of the extension. Whilst the extension will be above the height of the garage, it is not considered that this will cause significant loss of light due to the orientation of the properties. There are no windows in the proposal facing towards no.20 so it is felt there will be minimal impact in terms of loss of privacy or increase in overlooking. In conclusion due to the nature of the single storey extension, its orientation and the path of the sun any impact on the amenity of no. 20 should be minimal.

- 6.3.3 No.16 Cedarland Crescent is to the west of the application site and sits slightly higher, there is a fence along this boundary. There is a distance of 3.9m from the west elevation of the proposed extension and the boundary with no.16 and although there are sliding patio doors and a window facing no.16 it is deemed, given the level differences, the current boundary treatment and the distance from the boundary, that there would not be a significant impact in terms of direct overlooking or loss of privacy. Given the orientation of the properties with no.16 being situated to the west of the application site, the single storey nature of the proposals, the distance from the boundary and the trajectory of the sun it is considered that there would be a significant impact in terms of loss of light. As the extension is 3.9m from the boundary of no.16 and single storey in nature it is felt that the development would be unlikely to lead to a significant feeling of enclosure.
- 6.3.4 The impact on the amenity of nos. 78 and 80 Cedarland Crescent will be minimal given the single storey nature of the proposal, the distance from the boundary and the current rear boundary treatment.
- 6.3.5 In terms of the impact on the amenity of the residents of no.18, the extension will take up approximately a quarter of their garden however, the remaining garden will still be adequate with the rear of the proposal being 8m from the rear boundary. There is also a significant section of garden to the west of the proposed extension. It is felt the remaining outdoor amenity space available to the occupiers of no. 18 will be adequate.

6.4 Access

- 6.4.1 There will be no change to the access and existing parking arrangements will remain unchanged.

7. Planning Balance

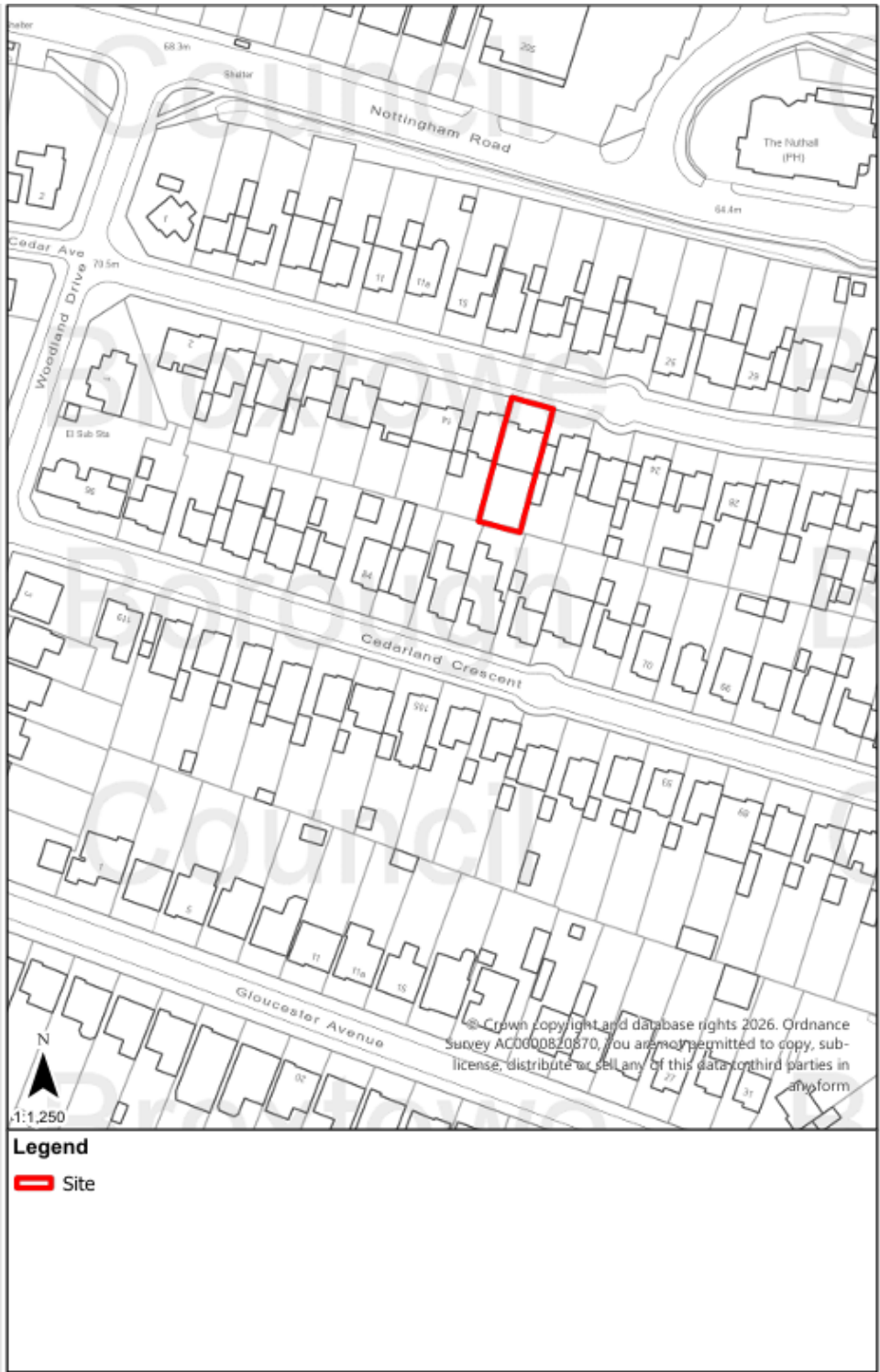
- 7.1 On balance, whilst acknowledging the increase in mass and scale as a result of the development, the proposal is deemed acceptable in terms of design, amenity and access and permission should be granted.

8. Conclusion

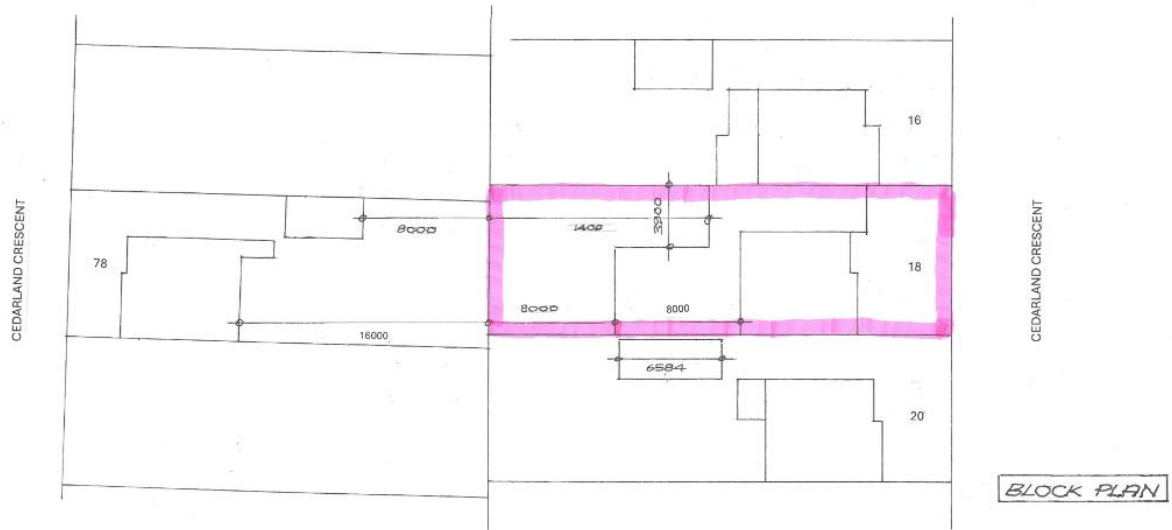
It is concluded that, having regard to the relevant policies of the Local Plan, national planning guidance and to all other material considerations including the Public Sector Equality Duty and comments raised in representations received, the development is acceptable and that there are no circumstances which otherwise would justify the refusal of permission.

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| <p><u>Recommendation</u></p> <p>The Committee is asked to RESOLVE that the Head of Planning and Economic Development be given delegated authority to grant planning permission subject to:</p> <p>(i) the following conditions:</p> | |
| 1. | <p>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p> |
| 2. | <p>The development hereby permitted shall be carried out in accordance with the following plans:</p> <p>received by the Local Planning Authority on 12 December 2025:</p> <ul style="list-style-type: none"> • Site Location Plan (1:1250) <p>received by the Local Planning Authority on 8 January 2026:</p> <ul style="list-style-type: none"> • Proposed Elevation Plan (no.1106) • Proposed Roof Plan (no.1106) <p>received by the Local Planning Authority on 22 April 2026:</p> <ul style="list-style-type: none"> • Proposed Block Plan (1:200) (no.1106) <p><i>Reason: For the avoidance of doubt.</i></p> |
| 3. | <p>The proposed single storey rear extension shall be constructed using the materials annotated on the application form received by the Local Planning Authority on 12 December 2026.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).</i></p> |
| <p>NOTES TO APPLICANT</p> | |
| 1. | <p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p> |

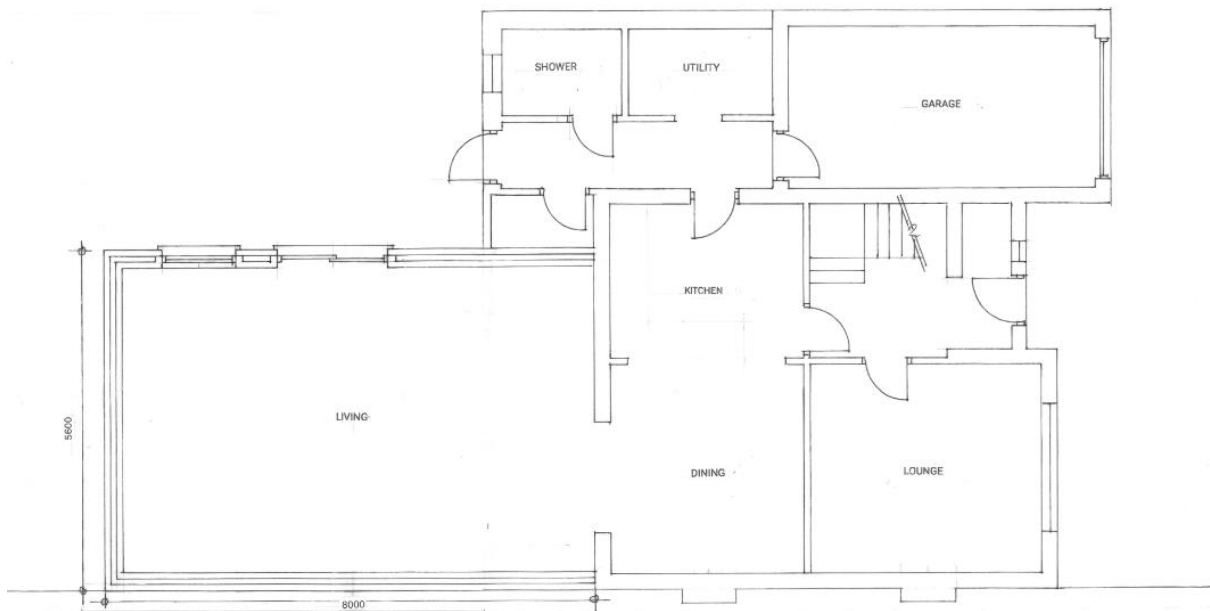
Map



Plans (not to scale)



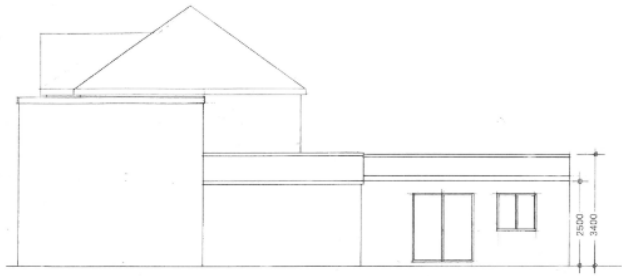
Proposed Block Plan.



Proposed ground floor plan.



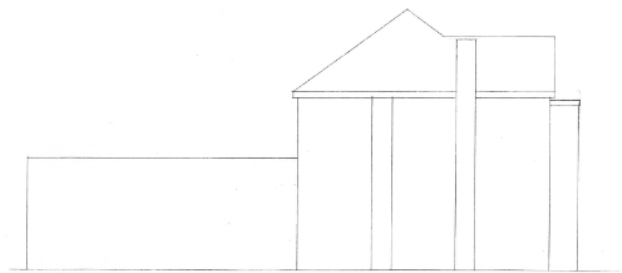
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Proposed elevations